

ORDINANCE NO. 20151008-015

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11200 NORTH RANCH ROAD 620 FROM DEVELOPMENT RESERVE (DR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district and community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2015-0080, on file at the Planning and Zoning Department, as follows:

A 7.915 acre tract of land, surveyed by Landesign Services, Inc., out of the A. E. Livingston Survey No. 455, Abstract No. 478 in Travis County, Texas and being all of Tract 1, and Tract 2 described in deed to Robinson Investment, L.P., recorded in Document Number 2010190618 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and described as Tract 1 (6.388 acres) and Tract 2 (1.51 acres) in deed recorded in Document Number 2007040714 of the O.P.R.T.C.T.; and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11200 North Ranch Road 620 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are not permitted uses of the Property:

Agricultural sales and services
Campground
Construction sales and services
Electronic testing
Equipment sales
Laundry services
Vehicle storage
Veterinary services
Indoor crop production
Transitional housing

Building and maintenance services
Commercial blood plasma center
Electronic prototype assembly
Equipment repair services
Kennels
Monument retail sales
Limited warehousing and distribution
Maintenance and service facilities
Transportation terminal

C. The following uses are conditional uses of the Property:

Food preparation Plant nursery
Custom manufacturing

D. City Code Section 25-2-805 (*Drop-Off Recycling Collection Facilities*) applies to a drop-off recycling collection facility use.

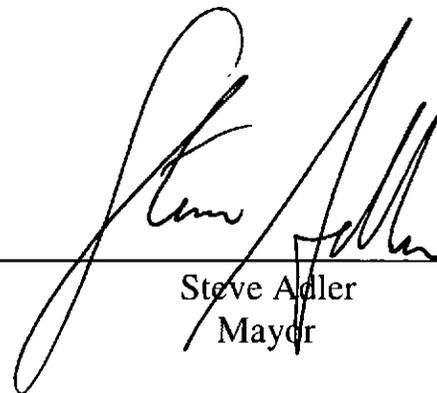
PART 3. Except as specifically provided in Part 2 of this ordinance, the Property may be used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 19, 2015.

PASSED AND APPROVED

October 8, 2015

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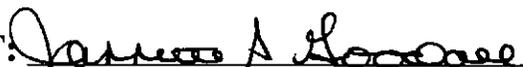
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
Interim City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

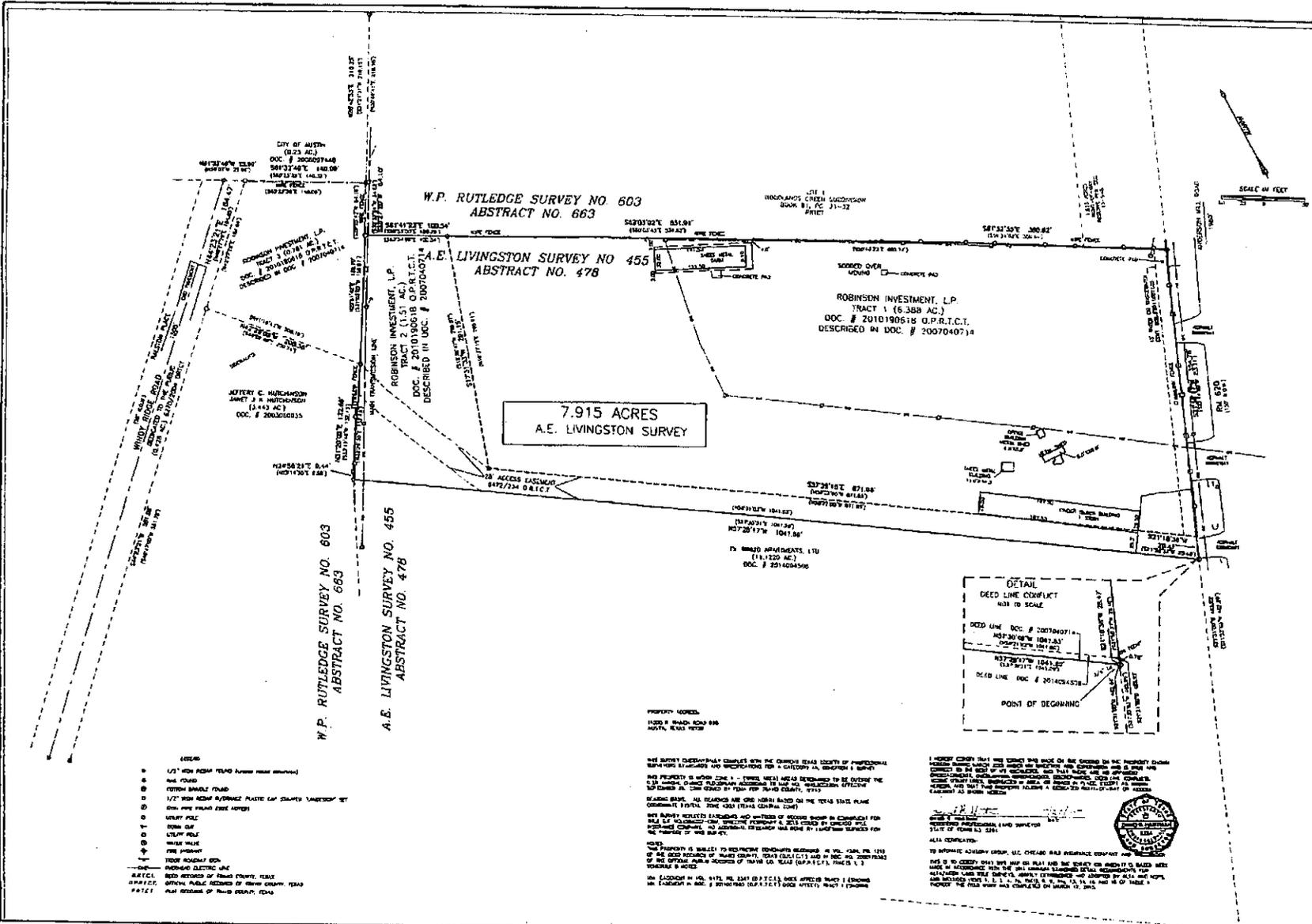
BEING 7.915 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE A.E. LIVINGSTON SURVEY NO 455, ABSTRACT NO. 478 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED TRACT 1, AND TRACT 2 DESCRIBED IN DEED TO ROBINSON INVESTMENT, L.P., RECORDED IN DOCUMENT NUMBER 2010190618 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND DESCRIBED AS TRACT 1 (6.388 ACRES) AND TRACT 2 (1.51 ACRES) IN DEED RECORDED IN DOCUMENT NUMBER 2007040714 OF THE O.P.R.T.C.T.; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" i.d. iron pipe found in the existing west right-of-way line of RM 620 (150' R.O.W.), at the southeast corner of said Tract 2 from which a 1/2" iron rod with cap stamped "Tri Tech" found the northeast corner of a called 11.1220 acre tract in deed to TX RR620 Apartments, LTD recorded in Document No. 2014094508 of the O.P.R.T.C.T. bears North 21°18'36" East a distance of 0.78 feet (deed lines conflict) and from which a 1/2" iron rod found at the southwest corner of said 11.1220 acres bears South 21°31'00" West a distance of 462.44 feet, (record - S21°32'03"W, 462.99');

THENCE North 57°28'17" West with the south line of said Tract 2 and the north line of said 11.1220 acre tract a distance of 1041.69 feet (record - N56°21'03"W 1041.80') to a 1/2" iron rod found at southwest corner of said Tract 2, the northwest corner of said 11.1220 acre tract and in the east line of a called 3.443 acre tract in described in deed to Jeffery C. Hutchinson and Janet J K Hutchinson recorded in Document No. 2003060935 of the O.P.R.T.C.T.;

THENCE with the west line of said Tract 2 and the east line of said 3.443 acre tract the following two (2) calls;

1. North 24°56'21" East a distance of 9.44 feet (record - N25°14'55"E, 9.50') to a 1/2" iron rod found;



W.P. RUTLEDGE SURVEY NO. 603
ABSTRACT NO. 663

A.E. LIVINGSTON SURVEY NO. 478
ABSTRACT NO. 478

7.915 ACRES
A.E. LIVINGSTON SURVEY

ROBINSON INVESTMENT, L.P.
TRACT 1 (6.388 AC.)
DOC. # 2010190618 O.P.R.T.C.T.
DESCRIBED IN DOC. # 2007040714

CITY OF AUSTIN
(0.23 AC.)
DOC. # 2002027448
58°13'48"E 140.00'
58°13'48"E 140.00'
100' WIDE
(380'17"± 140.00')

JEFFERY C. HURCHAMON
TRACT 3 (1.442 AC.)
DOC. # 2003010335

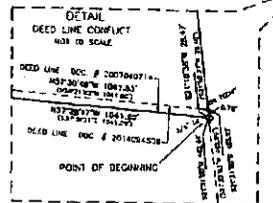
W.P. RUTLEDGE SURVEY NO. 603
ABSTRACT NO. 663

A.E. LIVINGSTON SURVEY NO. 478
ABSTRACT NO. 478

- LEGEND
- 1/2" HIGH IRON TYPED REBAR (SEE DRAWING)
 - 3/4" DIA. IRON
 - COTTON BURNING FENCE
 - 1/2" HIGH IRON RIVETED PLATE OR GALVANIZED VARIATION BY
 - 3/4" DIA. IRON TYPED REBAR
 - UTILITY POLE
 - TRUNK LINE
 - UTILITY POLE
 - TRUNK LINE
 - TRUNK LINE
 - TRUNK ROADWAY EOP
 - PROPOSED ELECTRIC LINE
 - 1/2" DIA. IRON TYPED REBAR
 - 3/4" DIA. IRON TYPED REBAR
 - 1/2" DIA. IRON TYPED REBAR

PROPERTY RECORDS
1000 S. BRADLEY ROAD
AUSTIN, TEXAS 78704

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE COMMON PRACTICE OF PROFESSIONAL SURVEYORS AND IS SUBJECT TO THE USUAL AND NECESSARY CONDEMNATION AND EASES OF THE STATE OF TEXAS. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF WHICH HE OR SHE IS AWARE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF WHICH HE OR SHE IS AWARE. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF WHICH HE OR SHE IS AWARE.



ALTA SURVEY OF THREE TRACTS OF LAND COMPRISED OF TRACT 1 (6.405 ACRES), A.E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478 IN TRAVIS COUNTY, TEXAS TRACT 2 (6.510 ACRES), A.E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478 IN TRAVIS COUNTY, TEXAS

DATE: 10/15/2014
SHEET: 01 OF 01



ZONING

ZONING CASE#: C14-2015-0080

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B